



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU12-00080 Estancias Ortiz
Application Type: Major Preliminary
CPC Hearing Date: October 18, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Gomez Road and East of Westside Road
Acreage: 83.5 acres
Rep District: 1
Existing Use: Farmland
Existing Zoning: R-2/c (Residential)
Proposed Zoning: R-2/c (Residential)
Nearest Park: Valley Creek park (1 mile)
Nearest School: Josh H. Damiam Elementary (2.4 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: UV Developers, LLC
Applicant: Del Rio Engineering, Inc.
Representative: Del Rio Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3/a (Residential) / Residential Neighborhood
South: R-1 (Residential/condition) / Low Density Residential Neighborhood
East: R-2/c (Residential) / Residential Neighborhood
West: R-F (Ranch-Farm) / Farmland

PLAN EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 83.5 acres of farmland for 208 single-family residential lots and a 2.27-acre park. Access is proposed from Gomez Road. The applicant has agreed to plant street trees in the parkway every thirty feet throughout the development and is including a 15' horse trail easement along the western boundary of the development. Additionally, the applicant shall provide their proportionate share of roadway improvements on Gomez Road by increasing the pavement width to 32' and providing a 6.5' parkway and a 5' sidewalk within the existing right-of-way. This application is being reviewed under the subdivision code in effect prior to June 1, 2008. The applicant requests the following modifications:

- A modified 58' local road cross-section at the entrance of the proposed development with 14'

- lanes, a 10' landscaped median, 5' parkways, and 5' sidewalks
- A modified local street cross-section to include 28' of pavement, 5' parkways, and 5' sidewalks with a mid-block staging area for any block face lengths in excess of 640'.
- Street names in excess of 13 letters
- A modified turning heel design

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Estancias Ortiz on a major preliminary basis and subject to the following conditions and requirements:

Planning Division Recommendation

Planning recommends **approval with modifications** of Estancias Ortiz. In this case, Reason 3 is met because the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian passage.

- Planning recommends the applicant restrict rock wall height to no more than 4' on properties adjacent to the park

City Development Department - Land Development

No objections.

Parks and Recreation Department

We have reviewed **Estancias Ortiz**, a revised major preliminary plat map subdivision which is composed of 208 Single-family dwelling lots.

The applicant is proposing to dedicate a **2.26 Acre Park**.

The minimum parkland acreage is being met according to the proposed density.

Parks offers the following comments to be addressed by the Developer / Engineer:

1. Parks Department requests three Pedestrian R.O.W's to connect to the existing horse trail and laterals and for them to be placed at the following locations:
 - a. A 10 foot R.O.W at Villa Algodon Dr. heel curve between lots 11 & 12, block 2
 - b. A 10 foot R.O.W. at the beginning of Calle De Ronda St. between lots 29 & 30, block 2
 - c. A 15 foot R.O.W. on Estancias Ortiz Dr. between lots 58 & 59, block 2
2. Only a 5 foot Irrigation easement shall be placed along the west side of the park.
3. Subdivision boundary line shall be boulder and darker to clarify the limits.
4. On the location map, the streets configuration shall reflect the plat lay-out.
5. Parks **recommends** installing street trees at 30 foot centers, within a 7 foot parkway adjacent to the curb, all around the Park.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards in effect prior to June 01, 2008
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site unless previously discussed and approved by this Department.
7. Provide perimeter lighting to the park along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for street frontage lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and /or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards; if caliche soils are found they must be shattered to a minimum depth of 24 inches.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas

shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.

13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
14. Applicant is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
15. A 7' wide meandering concrete sidewalk is required all along the park's perimeter 7' from back of curb.
16. Recommend providing street trees @ 30 foot centers within a 7' wide parkway all around the park.
17. Construction of Park improvements need to be coordinated and inspected by Parks Department.
18. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

1. The El Paso Water Utilities - Public Service Board (EPWU-PSB) is interested in leasing the water rights of this subdivision. Please contact Mr. Jim Shelton at 594-5511.

EPWU-PSB Comments

Water

3. Along Gomez Road between Linda Vista Street and Upper Valley Road there is an existing 12-inch diameter water main.
4. Within Ortiz Farms Subdivision, along Oscar Perez Avenue south of the La Union Lateral irrigation channel there is an existing eight 8-inch diameter water main. This main dead-ends at the north-westernmost boundary of Ortiz Farms Subdivision.
5. The water distribution system within the subdivision is to be looped.

Sanitary Sewer

6. Along Gomez Road between Linda Vista Street and Upper Valley Road there is an existing 15-inch diameter sanitary sewer main. The average depth of this main is 9.0-feet.
7. Within Ortiz Farms Subdivision, along Oscar Perez Avenue south of the La Union Lateral irrigation channel there is an existing 8-inch diameter sanitary sewer main. This main dead-ends at the north-westernmost boundary of Ortiz Farms Subdivision. The depth of the main at this point is less than 4.0-feet.
8. North of the La Union Lateral irrigation channel, within the Laguna Meadows Unit Three subdivision, along Via Del Los Arboles Street there is an existing 8-inch diameter sanitary sewer main.
9. Sanitary sewer service is very critical. Sewer service requires that the Developer grades the subdivision to enable sanitary sewer gravity flow towards the described existing sanitary sewer

mains with minimum depths of four (4) vertical feet of cover and slope not less than 0.33% on 8-inch mains or the Developer is to install a lift station, force main, and 8-inch mains throughout the subdivision. All cost associated with the construction of the lift station, force main and gravity mains are the responsibility of the Developer. EPWU will not participate in cost sharing.

10. Off-site easements for sanitary sewer mains maybe required. The Owner/Developer is responsible for the acquisition of all required easements. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

General:

11. Permits from the El Paso County Water Improvement District No. 1 (EPCWID No. 1) will be required in the event that the proposed water and /or sanitary sewer mains cross EPCWID No. 1 facilities.

12. De-watering may be required to enable the construction of water mains, sanitary sewer mains and related appurtenant structures.

13. EPWU-PSB requires a new service application to initialize the design of the water and sanitary sewer main extensions to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

1. The plat indicates on-site ponding will be used to manage stormwater runoff. Provide preliminary percolation rate tests, water table elevations, soils test, and stormwater hydraulic calculations.

2. At the final plat submittal phase, include the following on-site ponding notes on the final plat.

On-site Ponding Notes:

1. All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.

2. Walls constructed abutting street right-of-ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
3. On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum depth of twelve (12) inches based on a one hundred year storm.
4. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the City Engineer.
5. The City and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.
6. Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
7. On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Occupancy, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
8. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material.
9. In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
10. Any owner notified in writing by the City Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the City from mandating an earlier time for commencement of completion during times of emergency, where there is imminent danger of loss of life, limb or property.

Sun Metro

No comments received.

El Paso Fire Department

1. The markings shall be two (2) forms; painted curbs and signs on posts. Curbs shall be painted red with the words "Fire Lane" painted in a contrasting color on the red background. On the roadway the fire staging area shall be painted with white lines to indicate fire lane, and maintained free of parking.
2. Within all intersections; adjacent to a curb that has yellow curb markings. For the purposes of this section, shall exist that yellow markings shall be placed on a curb.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

SUSU12-00080

DATE: 7-31-2012

FILE NO. _____

SUBDIVISION NAME: ESTANCIA, ORTIZ

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being All of Tracts 1-D, 1-D-2, 1-D-3, 1-D-4, 1-D-5, 1-D-7, 1-D-8, 1-D-9, 1-D-1, 1-D-1A, 1-D-2, 1-D-1C, 1-D-1E, 1-D-1, 1-D-2, 1-D-3, 1-D-4, 1-D-5, 1-D-6, 1-D-1, Block 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

Id Uses:

	ACRES	SITES		ACRES	SITES
y	_____	<u>204</u>	Office	_____	_____
	_____	_____	Street & Alley	_____	<u>1</u>
	_____	_____	Ponding & Drainage	_____	_____
ic	_____	_____	Institutional	_____	_____
	_____	<u>2</u>	Other (specify below)	_____	_____
	_____	_____		_____	_____
	_____	_____	Total No. Sites	_____	_____
	_____	_____	Total (Gross) Acreage	<u>83.5389</u>	_____

ing zoning of the above described property? R-2 Proposed zoning? —

idental sites, as proposed, permit development in full compliance with all zoning requirements of the
 idental zone(s)? Yes ☒ No ☐

f utility easements are proposed: Underground ☒ Overhead ☐ Combination of Both ☐

f drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING

ublic improvements proposed in connection with development? Yes ☒ No ☐ PARKS

tion or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
 'Yes', please explain the nature of the modification or exception
SEE ATTACHMENT "A"

/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards
 in effect prior to the effective date of the current applicable standards? Yes ☒ No ☐

If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record U.V. DEVELOPERS P.O. BOX 220251 EL PASO TX 79913 833-2400
(Name & Address) (Zip) (Phone)
12. Developer U.V. DEVELOPERS P.O. BOX 220251 EL PASO TX 79913 833-2400
(Name & Address) (Zip) (Phone)
14. Engineer DEL RIO ENGINEERING P.O. BOX 220251 EL PASO TX 79913 833-2400
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.